

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

15 Alsace Street, Brunswick East Vic 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$950,000

&

\$1,020,000

### Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Brunswick East

Period - From

01/01/2025

to

31/12/2025

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	5/46-48 John St BRUNSWICK EAST 3057	\$1,000,000	06/12/2025
2	7/245 Albion St BRUNSWICK 3056	\$965,000	18/10/2025
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

17/03/2026 15:35



2 1 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,020,000

**Median House Price**

Year ending December 2025: \$1,510,000

## Comparable Properties



**5/46-48 John St BRUNSWICK EAST 3057 (REI)**

Agent Comments

2 1 1

**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** Townhouse (Res)



**7/245 Albion St BRUNSWICK 3056 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$965,000

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** Townhouse (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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